

Germond Crandell Building
401-407 7th St., N.W.
Washington
District of Columbia

HABS No. DC-224

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181-

PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
Office of Archeology and Historic Preservation
National Park Service
801 19th St., N.W.
Washington, D.C.

GERMOND CRANDELL BUILDING

Location: 401, 403, 405, 407 Seventh Street, N.W.
Washington, D.C.

Present Owner: The Seventh Street Limited Partnership
1101 Seventeenth Street, N.W.
Washington, D.C.

Present Occupant: Lawrence Savage, Schiffs.

Present Use: Retail stores (clothing, shoes).

Brief Statement of Significance: A post-Civil War commercial building of interesting architectural design, illustrating the character of Seventh Street in the early days of its commercial development.

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181-PART I. HISTORICAL INFORMATION

A. Physical History:

1. Original and subsequent owners: Trust J. A. S. No. 38-287 rec. April 12, 1852 from Joseph Peck, et ux. to Charles S. Wallach on June 6, 1851.

Charles S. Wallach, tr. deeded to William B. Kibbey [J. A. S. No. 92-281] part of lot #8 of sq. 457 (the south 25' front on 7th Street by 54' depth).

William B. Kibbey, et ux. leased to William D. Shepherd on Jan. 1, 1867 [R. M. H. 29-16 rec. Jan. 22, 1867] for a term of 99 years (south 25' front by 54' depth of lot #8 with use of alley to east of property).

Deed 670-416 rec. Feb. 15, 1872 records that on Feb. 10, 1871 Alexander Sharp deeded to Germond Crandell & Joseph S. Riley. (Marshall's sale--Shepherd failed in business and Riley and Crandell bought business and continued it--In July of 1873 Crandell bought Riley's interest.)

On Oct. 28, 1963 The Domestic and Foreign Missionary Society of the Protestant Episcopal Church in the United States of America deeded to Sherby Realty, Inc. [12096-467 rec. Oct. 30, 1963]. The Missionary Society was residuary beneficiary under the will and codicil of Bessie Juliet Kibbey, deceased (Lot #815 of sq.

457, south 25' front by 54' depth of lot #8.)

In a supplement to Deed 12096-467 The Domestic and Foreign Missionary Society of the Protestant Episcopal Church deeded to Sherby Realty, Inc. on Jan. 30, 1964 [Deed 12159-70 rec. Feb. 24, 1964] lot #846 of sq. 457 (begin at a point 54' east of southwest corner of lot #8, thence east 5'10 1/2", north 25', west 5'10 1/2", south 25').

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In Deed 12159-74 rec. Feb. 24, 1964 Sherby Realty, Inc. deeded to Alfred J. Brandler, et ux. on Feb. 20, 1964 lots #815 and 846 of sq. 457.

Alfred J. Brandler, et ux. deeded to Angelo A. Publisi, et al. on Sept. 23, 1965 [12485-556 rec. Sept. 27, 1965].

The property was deeded on Oct. 14, 1966 to the Seventh Street Limited Partnership [12680-400 rec. Oct. 17, 1966]. (Lots #815, 846, and 853 of original lot #8, comprising the entirety of original lot #8.)

The previous listings are for 401 Seventh Street. The following is the record for 403-405 Seventh Street:

On July 20, 1875 Virginia D. Hellen, et al. leased to Christian Ruppert [792-361 rec. Aug. 4, 1875] the south 25' front by full depth of lot #853, in original lot #8. (Virginia Hellen is guardian of George Hellen, who is heir to the property under the will of Johnson Hellen.) Terms: 3 years; \$1,700 per year; Ruppert agrees to spend \$2,000 improving the front.

Henry B. F. MacFarland, et al., Commissioners of the District of Columbia, deeded to Charles H. Wiltsie on April 23, 1908 [3149-54 rec. April 20, 1908]. George Hellen owned it until it was taken for failure to pay taxes.

Wiltsie assigned the property to Mary A. Wadhams on May 3, 1909. Recorded as deeded by Henry B. F. MacFarland, et al. to Wadhams [3232-118 rec. May 14, 1909].

In Deed 4770-320 rec. Aug. 1, 1922 Charles H. Wiltsie, et ux. and Mary A. Wadhams, et vir. deeded to Certman & Hynson. (Gertman & Hynson were appointed receivers by Supreme Court of the District of Columbia in Equity Cause No. 32, 733.) The date of this transaction is recorded as Dec. 28, 1920.

Quit Claim Deed 4770-322 rec. Aug. 1, 1922, shows that on June 19, 1922 Gertman & Hynson deeded to Emil West. West purchased property by proceedings of Equity Cause No. 32, 733.

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Alvin Emil West deeded to Marshall W. Forrest, et ux., on Dec. 11, 1964, all of lot #853 in original lot #8. [12393-547 rec. April 14, 1965]

On March 26, 1965, Marshall W. Forrest, et ux. deeded to Angelo A. Puglisi, et al. [Deed 12393-550 rec. April 14, 1965].

The lots #815, 846, & 853 of original lot #8 were deeded to the Seventh Street Limited Partnership by Angelo A. Puglisi, et al. on Oct. 14, 1966 [12680-400 rec. Oct. 17, 1966].

407 7th Street:

On June 1, 1875, Frank Hellen, et al. leased to Christian Ruppert the north 25' front by full depth of lot #853 in original lot #8. Terms of Lease 789-2: 8 years--\$1,700 yearly rent--Ruppert will improve property by repairing store front. (Frank Hellen is heir to property under the will of Johnson Hellen.)

Clarence C. Hellen, et ux. deeded to Emil West on March 8, 1920. [Deed 4319-427 rec. Marcy 18, 1920.]

All of lot #853 in original lot #8 was deeded by Alvin Emil West on Dec. 11, 1964, to Marshall W. Forrest, et ux. [12393-547 rec. April 14, 1965].

The property was deeded on March 26, 1965 to Angelo A. Puglisi, et al. by Marshall W. Forrest, et ux. [Deed 12393-550 rec. April 14, 1965.]

The Seventh Street Limited Partnership became owners of lots #815, 846, & 853 of original lot #8, when it was deeded to them on Oct. 14, 1966 by Angelo A. Puglisi, et al. [12680-400 rec. Oct. 17, 1966]

2. Date of erection: 1877.
3. Architect: Germond Crandell. [Testimony in an Equity case concerning the ownership of lot #846 states that G. Crandell erected a building in the south part of lot #8 in 1877 on a plan prepared by himself, extending into lot #846, which was previously an alley.]

- B. Sources of information: Records of the District of Columbia.

PART II. ARCHITECTURAL INFORMATION

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A. General Statement:

1. Architectural interest and merit: A store building of the late 1870's whose exterior design employs standard ornamental elements and rhythmic fenestration to obtain a rich effect.
2. Condition of fabric: Building is in poor condition. The basement and upper floors have been boarded up and are not being used presently.

B. Description of Exterior:

1. Overall dimensions: 75' X 54'; 5 bays X 8 bays; 4 stories with basement; rectangular in shape.
2. Foundations: Not visible.
3. Wall construction, finish and color: The walls are of masonry with stucco finish. Up each side of the west wall is a row of horizontal blocks which are rectangular in shape and which have a moulded panel in the center. These blocks are stucco finished. The walls are painted cream white while the first story is painted gray. The east wall is red brick with American bonding. The bonding is one course of headers to seven courses of stretchers.
4. Porches, stoops, bulkheads, etc.: There is a 1" concrete stoop at the south wall entrance.
5. Chimneys: In the center of the east wall is a brick chimney with a concrete cap.
6. Openings:
 - a. Doorways and doors: On the west wall are two openings. One is 3' X 7'1" with wood moulded trim. The door has the same dimensions with a large glass panel trimmed in wood moulding. This door appears to be the original. The other door is 3'6" X 7'2". The door has two wood moulded panels and also appears to be the original.

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- b. Windows and shutters: There is one window per bay on the right 1/3 of the west wall. The second story windows are boarded up. Each window is double-hung (2/2) and is trimmed in wood moulding. The top is segmental with a bold moulding around its edges. At the top of the window in the center of the moulded trim is a simple moulded motif. Between each window is a rectangular column in high relief with a vertical, narrow, moulded panel down its center. The column, having a simple capital, rests on a simple block base and extends up to join the moulded trim at the top of the window. The window trim forms a continuous pattern across the front of the building.

At the base of the third and fourth story windows is a stuccoed belt which supports the columns in relief. Supporting this belt is a course of simple moulded brackets which lie directly below each column.

The south wall is eight bays long with one simple double-hung window (2/2) per bay. These windows, unlike the west wall window, have square tops with segmental stucco facing above. They do have, however, a motif at the center of their tops similar to the front (west) wall. The first and second story windows are boarded up completely with two windows on the third story, and one window on the fourth story boarded up. Each window has a simple sill projecting about 1". This pattern is repeated in the left 2/3 of the west front.

7. Roof:

- a. Shape, covering: The roof is flat with a slight pitch to the east.
- b. Cornice: The right 1/3 of the west wall is typical of the remaining left portion of the front. Above the fourth story windows in the center is a large motif in the shape of the windows. This motif is trimmed in bold moulding which is so projected that it resembles a shallow barrel vault. This motif interrupts the cornice which continues on either side. The cornice is supported by four very large embellished brackets. Two brackets rest at the extremities of the cornice and two rest on either side of the motif.

Also supporting the cornice and resting between the larger brackets is a course of similar brackets.

Under these brackets is an embellished band which resembles a course of hanging ribbons. Under this band, on either side of the motif is a long horizontal panel with a center panel trimmed in wood moulding. This panel is interrupted at its center by a circular disk in the center of which is flower-like ornament. Under this panel is a moulded strip which continues across the entire wall.

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The south wall is quite similar to the west wall, except that it has no large motif.

C. Description of Interior:

1. Floor plans: In plan, this building is rectangular. The entire floor is open save a rear wall which encloses the rear storeroom and office. The front entrance is on the west wall with another side door on the south wall.
2. Flooring: The floor is covered with modern composition tile.
3. Wall and ceiling finish: The walls have been modernized with antique wood paneling painted gray with no baseboard or dado board. The ceiling is covered with cork tile painted black with modern imitation beams installed for decorative purposes.
4. Doorways and doors: There is a 3'6" X 7'4" opening on the east wall of the first story which has been equipped with antique wood saloon doors which are double swinging and painted brown. These doors are not original but were chosen for decorative purposes.
5. Notable hardware: There is a cast-iron fire escape extending down the last two bays of the south wall. This is painted white and has a ladder extending to the roof.
6. Mechanical equipment: There is modern heating, cooling and ventilation. New light fixtures are visible as well as modern plumbing.

D. Site and Surroundings:

General Setting: The building faces west on the northeast corner of Seventh and D Streets. There is an adjacent

building to the east and to the north of the building.

Prepared by: Thomas L. Fauntleroy
Student Architect
National Park Service
July 1969

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Addendum to
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401-407 7th Street, NW
Washington
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PHOTOGRAPH

MULTIPLE
ADDENDUMS
FOLLOW

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D.C. 20240

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ADDENDUM
FOLLOWS...

STATE District of Columbia	COUNTY	TOWN OR VICINITY Washington
HISTORIC NAME OF STRUCTURE (INCLUDE SOURCE FOR NAME) GERMOND CRANDELL BUILDING (BLDG. PERMIT #573, 6/27/1877)		HABS NO. DC-224
SECONDARY OR COMMON NAMES OF STRUCTURE		
COMPLETE ADDRESS (DESCRIBE LOCATION FOR RURAL SITES) 401-407 Seventh Street, NW, Northeast corner of Seventh and D Streets; Sq. 457, Lots 815, 85 USGS Washington West Quadrangle, UTM Coordinates: 18.325367.4306822.		
DATE OF CONSTRUCTION (INCLUDE SOURCE) 1877 - Building Permit #573, 6/22/1877 Dates the Erection of 401 Seventh Street (see attached sheet)	ARCHITECT(S) (INCLUDE SOURCE) J. A. Michiels - Permit #573, 6/22/1877	
SIGNIFICANCE (ARCHITECTURAL AND HISTORICAL, INCLUDE ORIGINAL USE OF STRUCTURE) The richness of the Seventh Street facade marks the CRANDELL BUILDING as an outstanding example of its style. This, coupled with the building's proportions and prominent corner site, provides a strong anchor to the remaining buildings along Seventh Street. After completion, Germond Crandell resumed the operation of his book, (see attached sheet)		
STYLE (IF APPROPRIATE) Northern Italian Renaissance Revival - 7th Street facade (west facade) Romano - Tuscan Renaissance Revival - D Street facade (south facade)		
MATERIAL OF CONSTRUCTION (INCLUDE STRUCTURAL SYSTEMS) Three brick, 1 wood, bearing walls, internal wood framing; 7th Street facade brick faced with artificial stone, D Street facade, brick faced with stucco.		
SHAPE AND DIMENSIONS OF STRUCTURE (SKETCHED FLOOR PLANS ON SEPARATE PAGES ARE ACCEPTABLE) Rectangular - approx. 75'-65'; 4 Stories - approx. 50' high.		
EXTERIOR FEATURES OF NOTE SEVENTH STREET FACADE: Thin cast-stone tiles simulating ashlar; division between the three structural bays accentuated by wooden, paneled quoins; five window bays within each structural bay, deeply molded round arched window trim, two-over-two double hung sash, keystones, paneled pilasters resting on sill between each window, (see attached sheet)		
INTERIOR FEATURES OF NOTE (DESCRIBE FLOOR PLANS, IF NOT SKETCHED) Southern section (401) largely inaccessible; upper floors of northern two bays have large bay-widerooms facing Seventh Street, smaller rooms in back (east); straight run stair along northern party wall connects ground floor to second floor, grand stair with twin half-turns from landing, approximately centered between two bays connects second (see attached sheet)		
MAJOR ALTERATIONS AND ADDITIONS WITH DATES Additional story, remodel Seventh Street facade - Permit #658, 7/21/1877 Show windows - Permits #1254, 3/27/1884; #567, 10/10/1898; #1999, 1/31/1906; #57524, 11/9/1906; #5860, 6/16/1911; #530, 7/31/1912; #2251, 10/7/1919 (see attached sheet)		
PRESENT CONDITION AND USE POOR - Advanced deterioration. Currently undergoing stabilization procedures prior to planned restoration process.		
OTHER INFORMATION AS APPROPRIATE As part of the Pennsylvania Avenue Development Corporation's redevelopment plans for this area the Seventh Street facade, D Street facade, and party walls are to be dismantled for eventual reerection on the same site as part of the Gallery Row Adaptive (see attached sheet)		
SOURCES OF INFORMATION (INCLUDE LISTING ON NATIONAL REGISTER, STATE REGISTERS, ETC.) Proposed Storefront Design and Condition Survey, Gallery Row, for Hartman-Cox, by Building Conservation Technology, September 27, 1979. Misc. notes and papers - Building Conservation Technology, 1555 Connecticut Avenue, Washington, D. C. (see attached sheet)		
COMPILER, AFFILIATION Janet N. Shure, Bethanie C. Grashof - Anderson Notter/Mariani for The Pennsylvania Avenue Development Corporation		DATE 11/12/1980

401-407 Seventh Street, N. W., Northeast corner of Seventh and D Streets; Sq. 457,
Lots 815 and 853.
Washington, D. C.

DATE OF CONSTRUCTION (cont.)

(southern section). Building permit #658, 7/21/877 dates the remodeling of 403-407 Seventh Street. At this time a fourth story was added and the facade replaced to match 401. Originally, 403-407 may have been built as early as 1860 as Christian Ruppert, the owner of the building operated his business there from 1860-1891.

SIGNIFICANCE (cont.)

periodical and stationery store until 1880. In 403-407 Seventh Street, Christian Ruppert maintained his fancy goods, trimmings and toy business, begun in 1860, until 1891. Numerous other commercial tenants have since occupied the building.

INTERIOR FEATURES OF NOTE (cont.)

and third floors, stairs to fourth floor in third floor rooms flanking grand stair; some original pressed tin ceiling panels exist in front section of 401.

EXTERIOR FEATURES OF NOTE (cont.)

corbel supports sill at these points; pressed metal cornice combines crenellated frieze and arched hoods centered in each structural bay, large consoles originally at corners, marking each structural bay and surrounding hoods; boarded up storefront, small portion of early storefront remains at 7th and D Street corner. D STREET FACADE: Ground floor of rusticated brick, upper floors stucco over brick, American bond; corners emphasized by paneled and plain quoins; 8 window bays-tighter spacing of left two bays corresponds to end of storefront at ground floor, tall, narrow windows with segmental arches, two-over-two double-hung sash, keystones; deep pressed metal cornice combining large consoles, modillions, denticulated frieze.

MAJOR ALTERATIONS AND ADDITIONS WITH DATES (cont.)

Extend store back 6' - Permit #1728, 2/25/1879
Repairs after fire - Permits #1317, 5/19/1890; #3281-1/2, 4/19/1907
General repairs - Permits #1384-1/2, 1/7/1891; #1418, 2/3/1892
Stairs - Permit #1427, 4/20/1899
Refrigeration System - Permit #200792, 3/30/1937

OTHER INFORMATION AS APPROPRIATE (cont.)

As part of the Pennsylvania Avenue Development Corporation's redevelopment plans for this area the Seventh Street facade, D Street facade, and party walls are to be dismantled for eventual reerection on the same site. As part of the Gallery Row Adaptive Re-use Plan by Hartman-Cox Architects for Gallery Row Associates Ltd., Partnership.

SOURCES OF INFORMATION (cont.)

Building Permits - National Archives
District of Columbia Directories 1850-1970, Martin Luther King Memorial Library,
Washington, D. C.
Washingtoniana Collection, Martin Luther King Memorial Library, Washington, D. C.

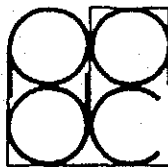
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401-407 Seventh Street, NW
Washington
District of Columbia

HABS No. DC-224

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Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D.C. 20013-7127



PENNSYLVANIA
AVENUE
DEVELOPMENT
CORPORATION
425 13TH STREET, N.W.
WASHINGTON, DC 20004

GENERAL CONSULTANTS

ANDERSON, NOTTER/MARIANI
GENERAL PRESERVATION & CONSERVATION CONSULTANT
DEVROUJAX & PURNELL
ASSOCIATE ARCHITECTS
DAVID McLAREN, HART & ASSOCIATES
PRESERVATION & CONSERVATION CONSULTANT
MONK DUNSTONE ASSOCIATES
COST ESTIMATING CONSULTANT

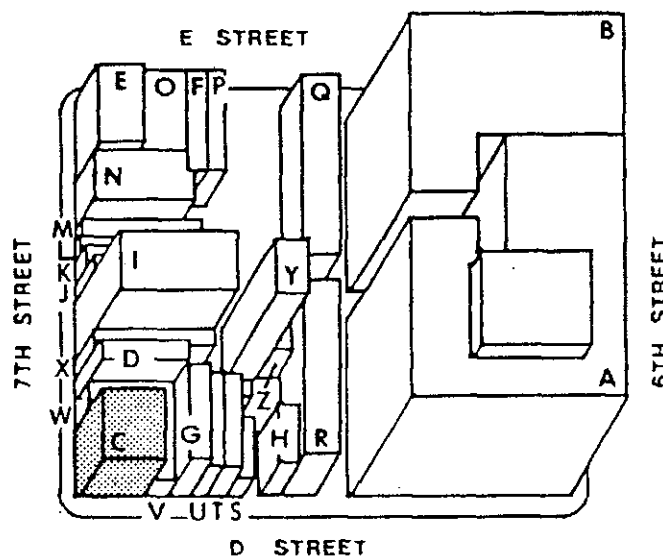
HISTORIC PRESERVATION PROGRAM

BUILDING DOCUMENTATION

CRANDELL
BUILDING
HABS No.
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(Page 10)

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Crandell Building
401 - 407 Seventh Street, NW
Lots 815 and 853



This documentation was produced for mitigation purposes by the Pennsylvania Avenue Development Corporation. Additional documentation exists for Square 457, within which this structure stands. For photographs, historical, and descriptive data on Square 457, see HABS No. DC-597.

GENERAL DESCRIPTION

The Crandell Building occupies a prominent site on the northwest corner of the intersection of Seventh and D Streets. The four-story late-Nineteenth Century commercial building rises above its contiguous neighbors: a two-story concrete-faced structure to the north, and a two-story brick restaurant to the east. The unified appearance of the building belies the fact that the south portion is an addition to an earlier building to the north. The Seventh Street facade is faced in cast artificial stone, while the D Street facade is stucco over brick. Both elevations are elaborately rendered in variations of a Renaissance Revival Style. The building's main entrances were on Seventh Street. The structure measures seventy-five feet along Seventh Street, sixty feet along D Street and fifty feet to the top of the parapet.

Three brick bearing walls, running east to west along the lot lines, and a parallel wood wall divide the building into three full-depth structural bays with internal wood framing. The Seventh Street facade is non load-bearing, allowing relatively large, closely spaced windows. Severe differential settling, apparently due to recent Metro construction, has occurred at the facade, necessitating metal bracing and a covered walkway at ground level as a contingency against falling pieces of the building.

The facade organization follows a traditional arrangement, with a rusticated base level, which contained several shops; three tiers of offices; and a heavy cornice that is arched over the center of each structural bay. The bearing walls are expressed on the facade by quoined divisions. The ornate cornice continues with modified detail on the south elevation. Fenestration is simpler and more widely spaced on this load-bearing wall.

The interior is functionally divided into two sections. The southern bay, which corresponds to the 1877 addition, is currently inaccessible. In the northern two bays, the upper floors are organized with large, bay-wide rooms facing Seventh Street and with stairways in smaller rooms to the east. A straight stair along the north party wall connects the ground floor to the second floor. A grand stair with twin half-turns from a landing is approximately centered in the two bays and connects the second and third floors. Small rooms that flank this open stairwell on the third floor contain simple stairs that lead to the fourth floor.

ARCHITECTURAL SIGNIFICANCE

The Crandell Building was constructed in 1877 (Permit no. 573, 6/27/1877) for Germond Crandell by J. A. Michiels. This building, an extensive addition to the existing structure at 403-407 Seventh Street, is noteworthy in terms of building technique, architectural style and its contextual contribution to the Seventh Street area.

The rich detailing and stylistic manipulation of the Crandell Building exemplifies the eclectic exuberance in architecture which proliferated in Washington during the late Nineteenth Century. The buildings's Seventh Street facade is an outstanding example of the North Italian Renaissance Revival in the city. The arched windows visually enlarged by surrounds and pilasters, the superimposed orders and heavy bracketed cornice are characteristic of this stylistic influence. The ornamentation treatment changes on the side elevation, which is a bearing wall, to resemble that of the more restrained Romano-Tuscan influence. This portion of the building displays the rusticated base, smooth plain wall surface, and heavy projecting cornice typical of the Romano-Tuscan Renaissance Revival. Thus, the two differing aspects of the Renaissance Revival were incorporated on adjacent faces of a single building. The window treatment, however, is not typical of this style. Instead, the tall, narrow windows with segmental heads are typical of Nineteenth Century pragmatic construction, embellished with applied keystones. The building has a commanding presence on its highly visible corner sight, anchoring the adjacent rows of smaller scale structures along Seventh and D Streets. The proportions, size and rhythmic articulation of the Seventh Street facade form a strong visual link in the chain of buildings along this portion of the street, which once formed the heart of Washington's commercial district.

The present appearance of the Crandell Building results from a process of modification of, and additions to, the existing structure. The Crandell Building is actually an extensive addition to an earlier three-story building which occupied the two lots to the north. During construction this original building was incorporated with the newer Crandell addition (Permit no. 658, 7/21/1877): its gabled roof was removed and an additional floor added, and the entire front wall replaced by a new one matching the front of the addition, creating a continuous facade across both structures.

SIGNIFICANT FEATURES

Facade: The facade of the Crandell Building consists of a combination of thin cast-stone tiles simulating stone blocks and pressed

metal ornament affixed to the brick structure behind. Windows predominate on the facade, forming superimposed orders of graceful arched colonnades within each structural bay stretching the width of the building. These colonnades are interrupted at the bearing walls by paneled quoins. The molded round arched window surrounds spring from paneled pilasters which separate the windows and rest upon full-bay wide sills supported by corbels.

The elaborate non-academic pressed-metal entablature combines several then-popular motifs. These include a crenelated frieze band on the architrave and a heavy projecting bracketed cornice with arched simulated attic windows, one at the center of each bay. Deep consoles originally supported the cornice at these arches and between bays, but several have since deteriorated.

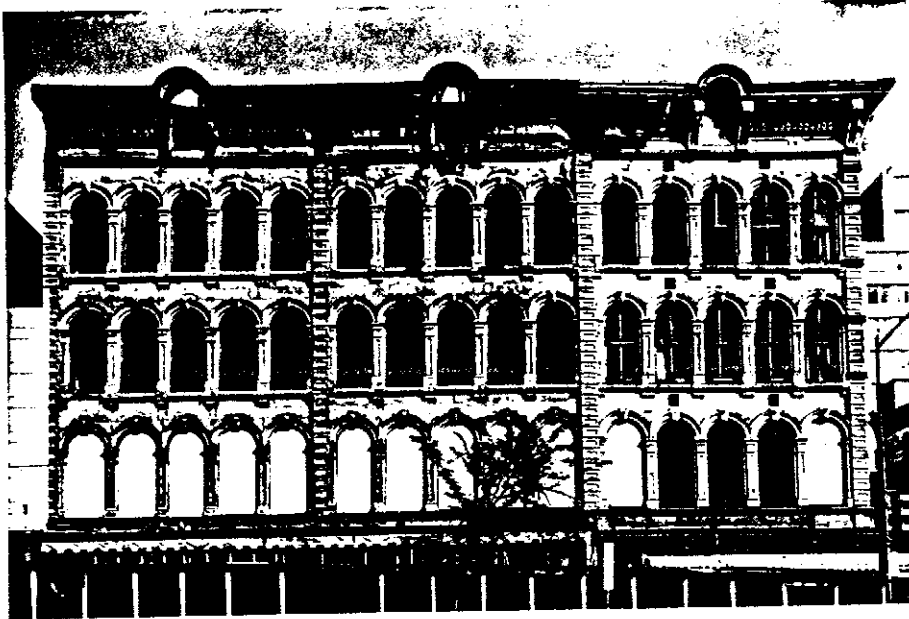
The ground level facade has largely been boarded up but some pressed-metal soffits and a shallow bracketed cornice above the corner storefront remain.

On the more massive and less articulated side (south) elevation, a rusticated dark gray painted base extends to the second floor sill line. The segmentally arched windows are two-over-two double hung in wood frames. A keystone adorns each window opening. The deeply projecting cornice, both denticulated and modillioned, is supported by large angular Italiante brackets with ornamental corbels. Quoins, plain at the east and paneled at the west, terminate the elevation.

September 1979



OBLIQUE VIEW OF SEVENTH STREET (WEST) AND D STREET (SOUTH)
FACADES



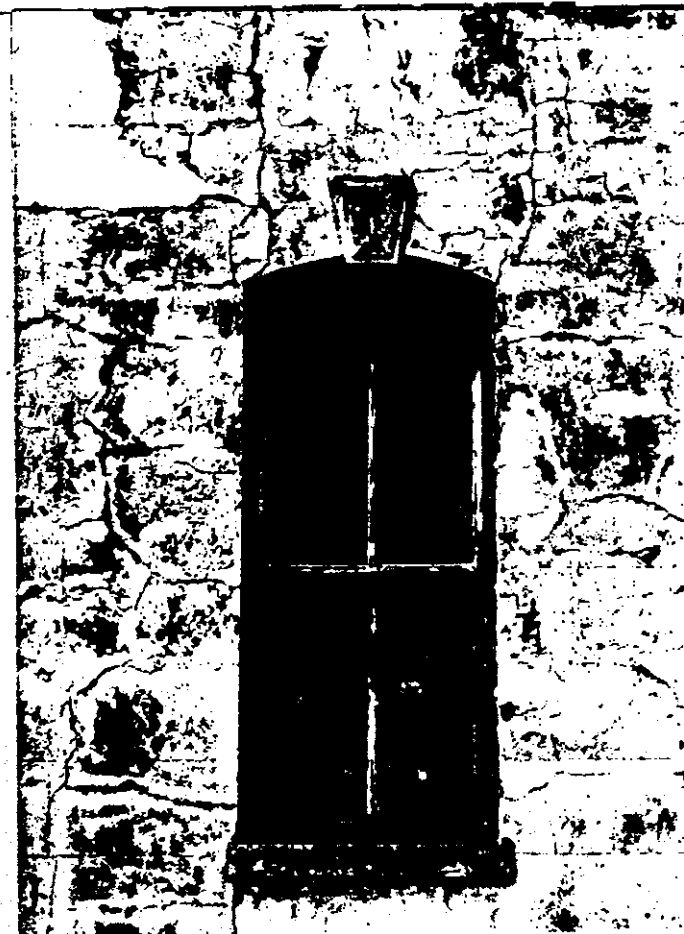
SEVENTH STREET (WEST) FACADE



D STREET (SOUTH) FACADE



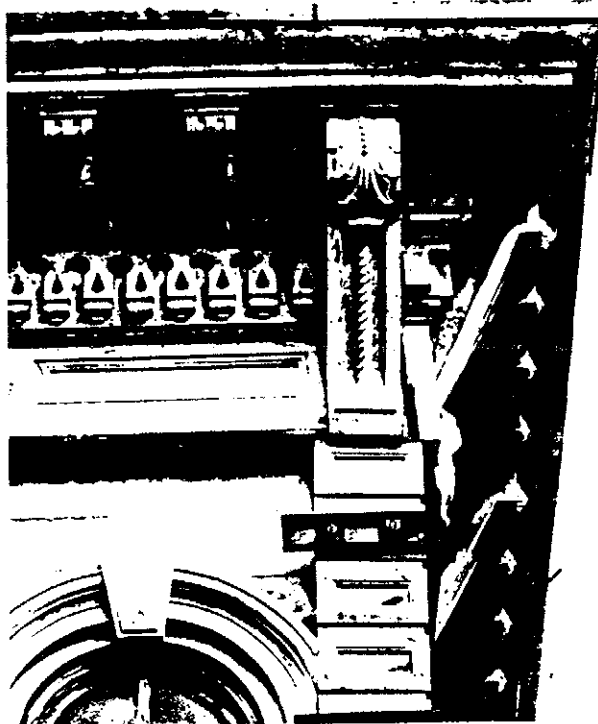
WEST FACADE:
TYPICAL WINDOW



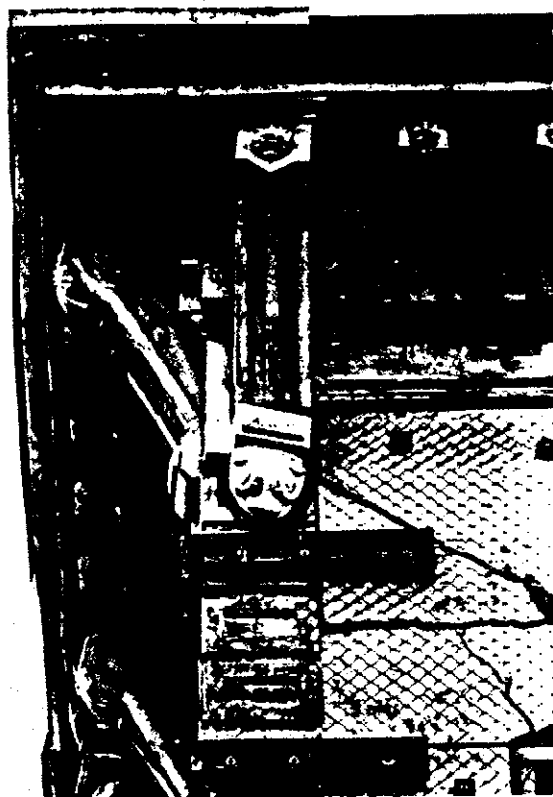
SOUTH FACADE:
TYPICAL WINDOW



WEST FACADE: DETAIL
OF QUOINS AT JUNCTURE
BETWEEN TWO BUILDINGS



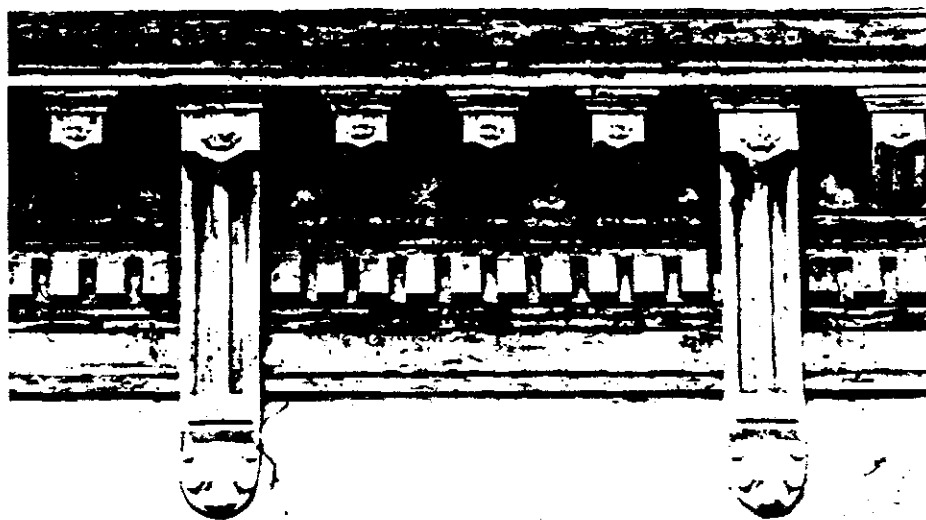
WEST FACADE: DETAIL
OF CORNICE AT
SOUTHWEST CORNER



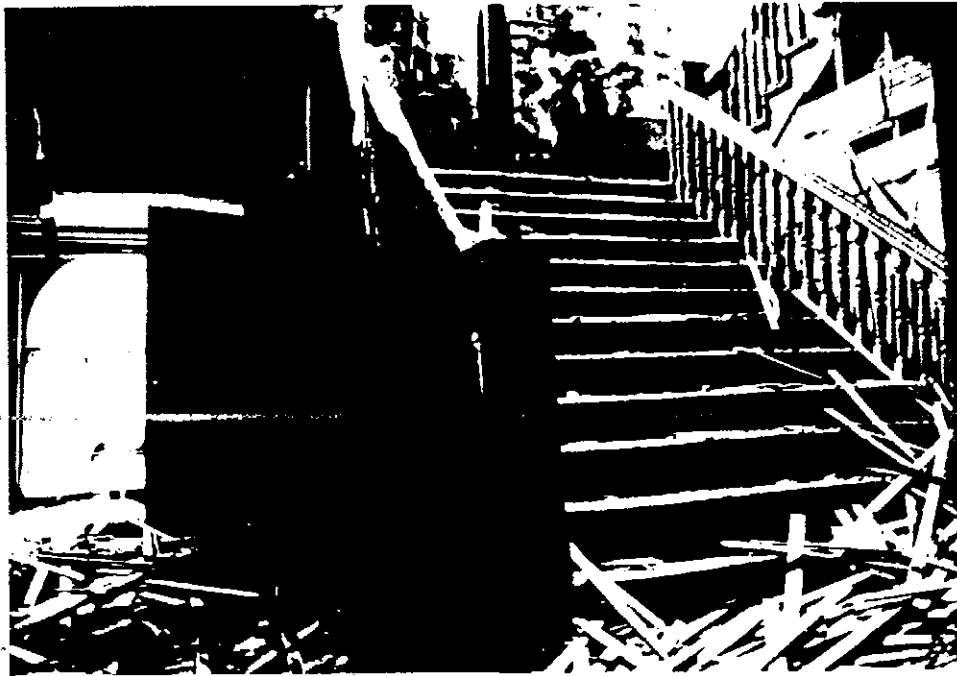
SOUTH FACADE: DETAIL
OF CORNICE AT
SOUTHWEST CORNER



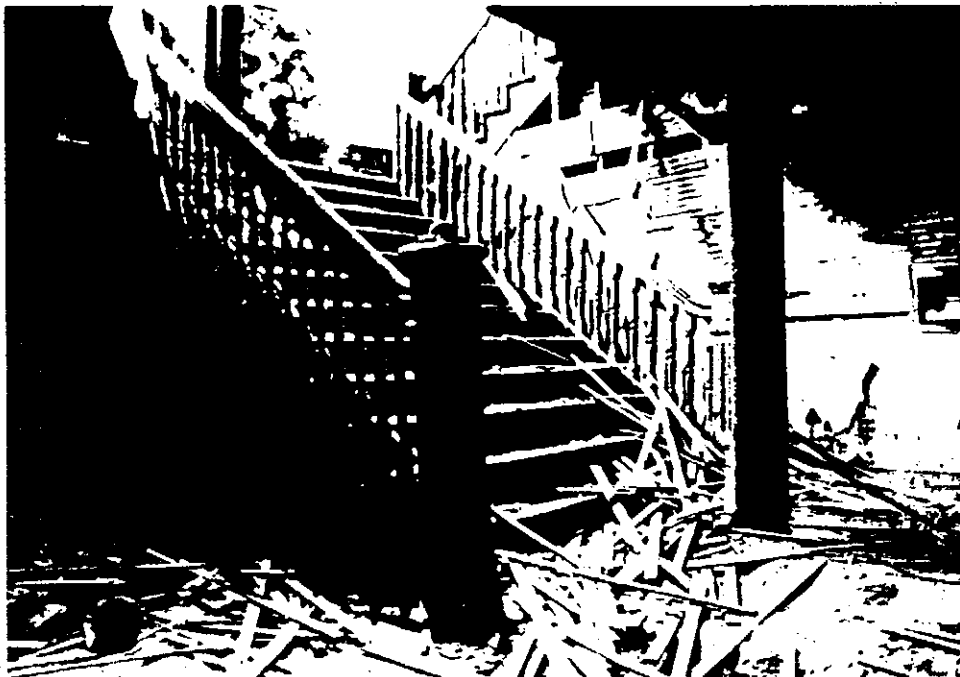
DETAIL OF CORNICE AT
SOUTHWEST CORNER



SOUTH FACADE: DETAIL OF CORNICE



GRAND STAIR THAT LEADS FROM SECOND TO THIRD FLOOR



GRAND STAIR



CENTRAL BAY AT INTERMEDIATE FLOOR



NORTHERN BAY AT INTERMEDIATE FLOOR



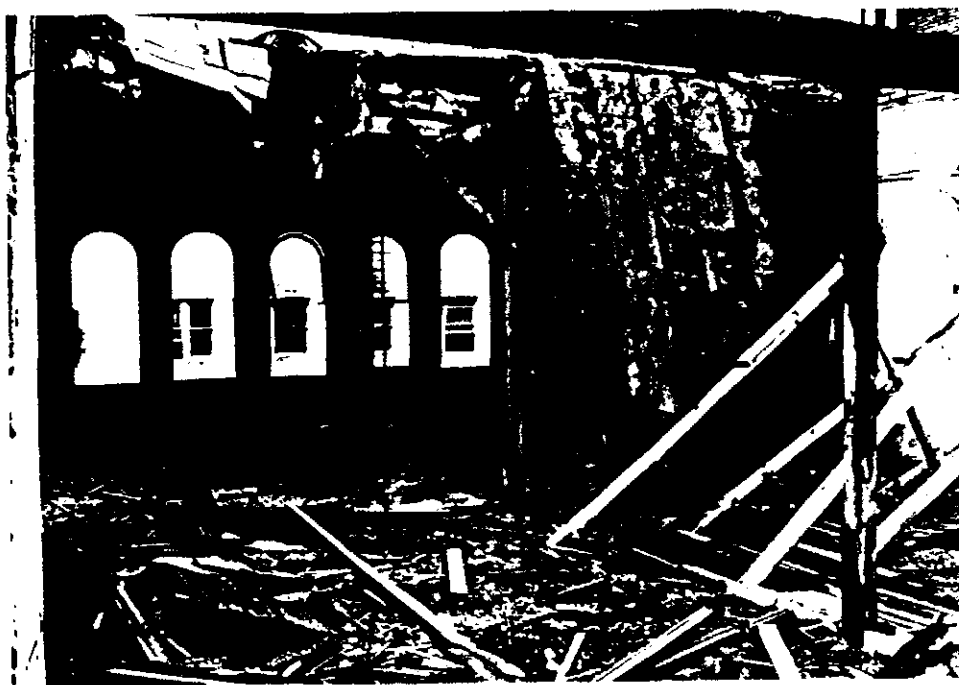
STAIR IN CENTRAL BAY THAT CONNECTS THIRD AND FOURTH FLOORS



STAIR IN NORTHERN BAY THAT CONNECTS THIRD AND FOURTH FLOORS



CENTRAL BAY OF FOURTH FLOOR



NORTHERN BAY OF FOURTH FLOOR

Lot 8 (Sublots 815, 816, 817)
401-417 Seventh Street

Lot 8, as indicated by the 1872 Bastert Plat Map, is situated on the southwest corner of Square 457. The lot measures 54 feet along D Street and 25 feet along its Seventh Street side. By 1919 Lot 7 had been subdivided into three sublots labeled 815, 816 and 817. Sublots 816 and 817 later merged to become one, and was designated 853.

1819.....The tax records indicate that Lot 8 was assessed to Cornelia Thomas.

1824.....Cornelia Thomas was assessed \$1,259.00 for Lot 8.

1829/33..Lot 8, still in the name of Cornelia Thomas was assessed \$3,698.00.

1844.....Lot 8 was assessed in two parts this year. The northern portion was assessed to Hellen Johnson for \$1,649.00 and the southern section was assessed to John Hoover at a value of \$827.00.

1859.....The northern portion of Lot 8, still under the propriortorship of Hellen Johnson, was assessed at \$3,659.00. The southern portion, now in the name of William B. Kibbey was assessed \$3,758.00.

1862
to

1891.....The City Directories list Christian Ruppert, a fancy goods dealer, as the tenant of 403 Seventh Street.

1870
to

1880.....During this decade the building situated on Lot 8 was occupied by a variety of tenants. Among them were the printers Oliver Reed and William Shrart, the physician George P. Fenwick, and several clothiers, photographers and fancy goods dealers.

1877.....A building permit dated June 27 was issued to 410-417 Seventh Street to erect a four-story store measuring 35 feet deep by 30 feet wide. The building was to be constructed of brick and artificial flat stone, and was topped by a flat tin roof (Permit # 573, Architect: F. A. Michiels, cost: \$6,000.00).

In July 21 of this same year a permit was applied for a single story addition and to remodel the Seventh Street facade with artificial stone and ashlar block and projecting show windows (Permit #658, cost: \$3,200.00).

1879.....A building permit was issued to extend the store back 6 feet (Permit #1727, cost: \$70.00).

1880.....The City Directories list Germond Crandell, a books, periodicals and paper dealer as one of the occupants of 401 Seventh Street.

1880
to

1890.....During this decade the building housed a wide variety of occupants. Among them were Edward Spies, a tailor; Henry Franc, a men's furnishings dealer, Harry Bryn, a merchandise broker; Benjamin Lloyd, a claim agent, and several insurance agents, lawyers, physicians, journalists, photographers, and other professionals.

1884.....A building permit dated March 26 was issued to construct a show window extending 2'-8" (Permit #1254, cost: \$400.00).

1890.....On May 19th, a permit was issued to do some restoration work to the building to repair damages caused by a fire (Permit #1317).

1890
to

1900.....Harry Franc and Son continued to operate a men's furnishings store throughout this decade.

The building was still occupied by a wide variety of trade merchants. Among the long term tenants were Joseph Strasburger, an advertising agent; Isidor Goldheim, a tailor; Franc Dante, a notary public; and Edward Spies, a tailor.

1891.....A building permit was issued January 7th to alter two buildings situated at 403-405 and 407 Seventh Street (Permit #1374½).

1892.....A February 3 building permit authorized the construction of two store windows projecting 3 feet (Permit #1417, Architect: Braitheate, cost: \$400.00).

1898.....A permit was issued to build a showcase (Permit #1427).

1899.....On April 20th a permit was issued to change the stairs and to put guides in the cellar (Permit #1426).

1899/
to

1900.....The tax records indicate that Lot 8 was assessed in three parts. The southern portion was assessed to Lusannah A. Crandell for \$11,273.00. The improvements to the lot were assessed at \$5,000.00. The central portion was assessed \$9,731.00 for the lot and \$3,700.00 for the improvements to George Hellen. The southern portion was assessed to Hellen Johnson for \$9,731.00 for the lot and \$3,700.00 for the improvements.

1901
to

1910.....Among the tenants this decade were Louis Rothchild, a wine and liquor dealer, Frank Henry and Sons, who operated a men's furnishings store; Edmund Pigeon, a dentist; and S. Goldheim and Son, a tailor.

1906.....On November 9th a permit was issued to change the show windows (Permit #57524).

1907.....A permit was issued to repair the floors that had been damaged by a fire (Permit #3281½).

1911.....A June 16 building permit was issued to build new store windows (Architect: N. R. Gerinn, Builder: C. C. Kennan, cost: \$200.00).

1916
to

1924.....The clothier Henry Franc and Son occupied the building.

1917
to

1935.....Harry E. Smith, a dentist, was a co-tenant of the building situated at 401 Seventh Street.

1919
to

1933.....Emil West operated a men's furnishing store at this location.

1919

to

1926.....Joseph B. Caldwell, a musician, was among the occupants of the building.

1919.....A building permit issued on October 7th authorized the construction of a new show window and a new marquee.

1922

to

1928.....The Kay Jewelry Company was listed in the City Directories as an occupant of 407 Seventh Street.

1924

to

1932.....The Kanahwa Club was a co-tenant of the building during this time span.

1928

to

1937.....The dentists John K. Freidt, R. S. Jordon, and Franz Winter were co-tenants of the building at this time.

1930

to

1942.....Franz Winter, a dentist, was a tenant of the building according to the City Directories.

1930

to

1948.....The City Directories list John T. Phillips, a dentist, as an occupant of 407 Seventh Street.

1932

to

1943.....Harry Serby, a meat dealer, was a tenant of 401 Seventh Street according to the City Directories.

1933.....A building permit was issued to create a lavatory partition on July 22 (Permit #164, 848, Architect R. C. Amcor, Jr., Builder: Joseph Light, cost: \$300.00).

1943

to

1962.....John J. Chally, a dentist, was a tenant of 401 Seventh Street, according to the City Directories.

1943

to

1948.....Andrew Ropser was also a dentist located at 401 Seventh Street, according to the City Directories.

1943

to

1964.....The City Directories list the Boston Super Shoe Market as the occupant of 403-405 Seventh Street.

1943

to

1962.....The dentist William S. Rhodes was a tenant of 407 Seventh Street according to the City Directories.

1948

to

1964.....The Cymacs Beverage Store occupied 401 Seventh Street according to the City Directories.

1967.....This year the City Directories indicate the 401 Seventh Street was vacant.

1981.....The building remains vacant today.

SOURCES

Baist Real Estate Atlas

Bastert and Enthoffer Plat Maps

Boyd's City Directories

District of Columbia Building Permits

District of Columbia General Assessment Records

District of Columbia Recorder of Deeds

District of Columbia Surveyor's Office Records

District of Columbia Tax Records

Hopkins Real Estate Atlas

Polk's City Directories

Property Map for Downtown Urban Renewal Area for District of Columbia Redevelopment
Land Agency

Sanborn Insurance Map